

December 17, 2020

To whom it may concern

DAIBIRU CORPORATION

Practical completion of 275 George Street, Sydney

DAIBIRU's first office building in Australia

DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Toshiyuki Sonobe) would like to announce that we have achieved practical completion on our first investment and commercial development in Australia: 275 George Street, Sydney.

We acquired the land in 2018 from John Holland Group (JHG), a leading general contractor and developer in Australia, and entrusted the office building development work to JHG. Having overcome significant challenges including bushfire smoke and COVID-19 during construction, the development work has now completed, and the office building has been handed over to us by JHG.

■ Excellent location in central Sydney CBD

275 George Street is located at the corner of George and Margaret Streets, the north-south artery in the heart of the Central Business District (CBD) of Sydney, the largest city in Australia.

The building provides excellent accessibility by being located adjacent to Wynyard Station—the busiest transport hub in Sydney during morning peak hours, close to a stop on the light rail line along George Street, and within walking distance of Circular Quay's ferry terminal and a new metro line station scheduled for completion in 2024.

As the entire Sydney CBD and Barangaroo precinct—which has recently been undergoing redevelopment—are within ten-minutes walking distance, and the tourist landmark Sydney Opera House is approximately 1.5 km away, this prime location is exceptionally positioned within proximity to business, shopping districts and tourist attractions.

■ Symbolic design with a sandstone façade

The impressive exterior of the office building features a combination of Sydney produced sandstone and glazing, in perfect harmony with the surrounding cityscape which is characterized by a mixture of historic and modern buildings. The lobby entrance welcomes visitors and accentuates the street view with public art, carving on sandstone and awnings, demonstrating changes in patterns of earth layers and sedimentary rocks through stratification and erosion.

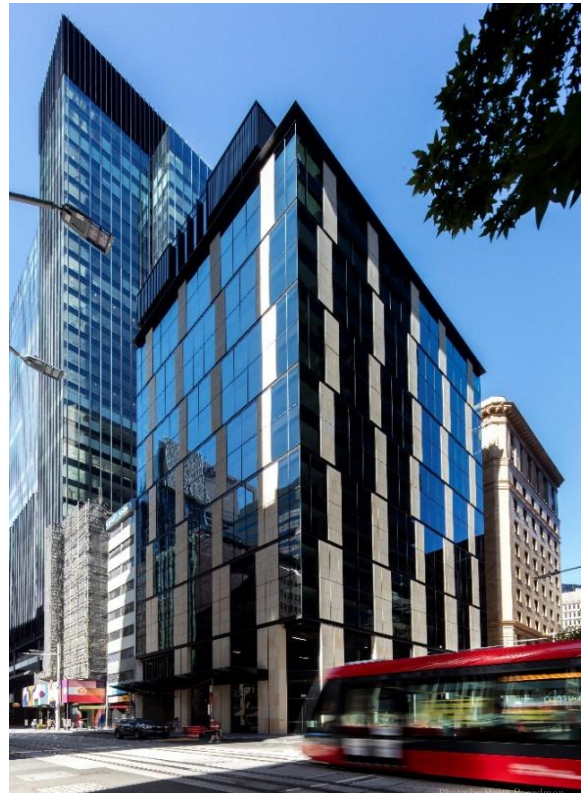
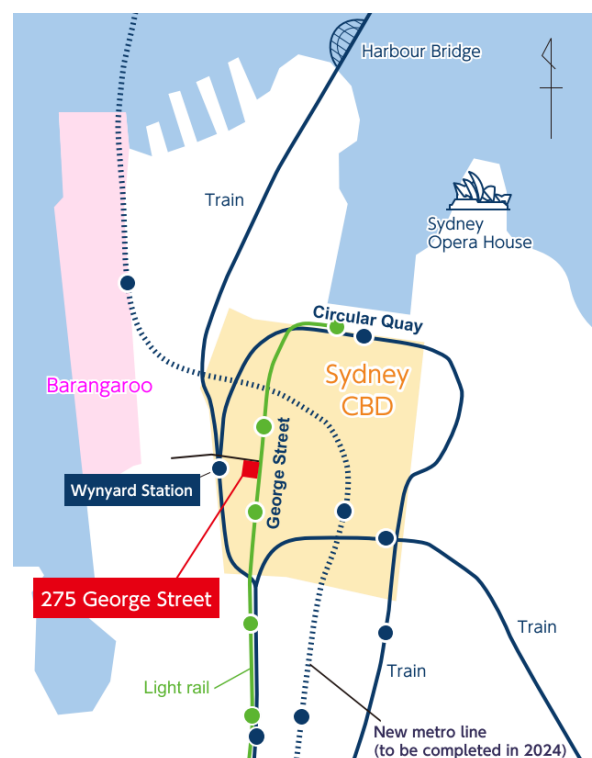


Photo by Brett Boardman



News Release

■ Eco-friendly and open office space offering comfort

The building's office space features ideal column-free floor plans looking out to the east, west and north, with an abundance of natural light from windows lending to a feeling of spaciousness on each level. The top floor, Level 14, has a sky terrace and a mezzanine floor overlooking lively George Street and even the Harbour Bridge, a landmark in Sydney.

Of Australia's two leading environmental performance indicators for buildings (six-point scale each), 275 George Street has been awarded a 5 Star Green Star Design & As Built Rating (for design and specification), and is aiming at obtaining five stars or higher in the NABERS* Energy Rating (for annual operation). Additionally, to mitigate the risk of COVID-19, we have upgraded all wash basin faucets and toilet flush buttons into touchless products, and installed UV filters for air conditioning systems in an effort to create a space offering occupants a strong sense of safety against infectious diseases.

The office building features end of trip facilities including bicycle parking, lockers and luxurious shower rooms to accommodate health-conscious locals who commute by bicycle or enjoy lunchtime exercise.

* *NABERS: National Australian Built Environment Rating System*

■ Reliable building operation team

Our Australian subsidiary office, which was established in December 2019, is responsible for the overall management of the new office building. Nuveen Real Estate, one of the largest real estate investment managers with US\$129 billion in assets under management worldwide, takes the role of investment advisor to support us in operation and management. JHG is responsible for leasing and partially provides income guarantees for vacancies as part of the development scope. The renowned global commercial real estate services company CBRE serves as the Property and Facilities Manager. We expect to expand our knowledge on building operation in Australia through this project.

■ Property overview

Location	275 George Street, Sydney, NSW, Australia
Purpose of use	Office and retail
Scale	15 floors above ground, 3 floors below ground
Structure	Reinforced concrete
Land site area	634 m ² (192 <i>tsubo</i>)
Net leasable area	ca. 7,300 m ² (ca. 2,200 <i>tsubo</i>)
Architect	Architectus (an architectural design firm based in Australia)
Developer	John Holland Group
Completion	December 10, 2020

■ DAIBIRU's business in Australia

Under the medium-term management plan "Design 100" Project Phase-II (fiscal years 2018 – 2022), we are promoting "improvement of overseas businesses" as one of our priority strategies, with Australia positioned as the second stronghold following Vietnam. Going forward, we will strive to source new projects in Sydney, Melbourne and other major cities.

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